



**Birmingham Road, Bromsgrove**  
**£240,000**



**Features:**

- Extended semi-detached house
- Two double bedrooms
- Generous sitting/dining room
- Lounge with feature log burner
- Large kitchen
- Impressive landscaped rear garden
- Block paved driveway & further parking
- EPC - E

**Description:**

A deceptively spacious and well-presented semi-detached house boasting two-double bedrooms and generous gardens to the rear, set back from the main road via a service road in a popular area of Lickey End, Bromsgrove. In brief the charming interior briefly comprises, entrance hall with stairs rising to the first floor, good sized lounge with feature log burner, extended dining/sitting room spanning the full length of the house having sliding doors out to a garden room/greenhouse, substantial kitchen offering large storage cupboard, a range of wall and base units, fitted Rangemaster cooker hood, impressive range style cooker with induction hob (available under separate negotiation) and space for fridge, freezer, dishwasher and washing machine. Upstairs the first floor landing establishes a large double bedroom one with walk in wardrobe, further double bedroom two and a stylish family bathroom occupying a roll top bathtub separate rainfall shower cubicle, bidet, WC and pedestal sink. To the rear of the property enjoys a generous enclosed garden having initial patio space with large stone staircase leading up to a well-maintained lawn having well stocked planted borders and a gravelled area to the rear with timber shed storage. With the front of the property offering a block paved driveway for parking two cars and further off-road parking space opposite. Additional benefits include, gas central heating and double-glazing soundproof windows, flooring replaced in lounge and dining room by current owner and replaced boiler and extra radiator added in dining room approximately 8 years ago. The property benefits from an elevated position set back from the main road and is well positioned to offer ease of access to major road and commuter links including the M5 and M42. Bromsgrove town centre is within reach providing a variety of supermarket shopping, pubs, restaurants, leisure facilities and amenities.





**Details:**

**Entrance Hallway**

**Lounge**

13' 3" x 13' 0" (4.04m x 3.96m) max

**Sitting/Dining Room**

22' 8" x 7' 3" (6.90m x 2.21m)

**Kitchen**

9' 8" x 16' 4" (2.94m x 4.97m)

**First Floor Landing**

**Bedroom One**

9' 8" x 12' 2" (2.94m x 3.71m) max

**Bedroom Two**

12' 3" x 8' 0" (3.73m x 2.44m) max

**Family Bathroom**

8' 8" x 7' 7" (2.64m x 2.31m)

**EPC Rating:** E

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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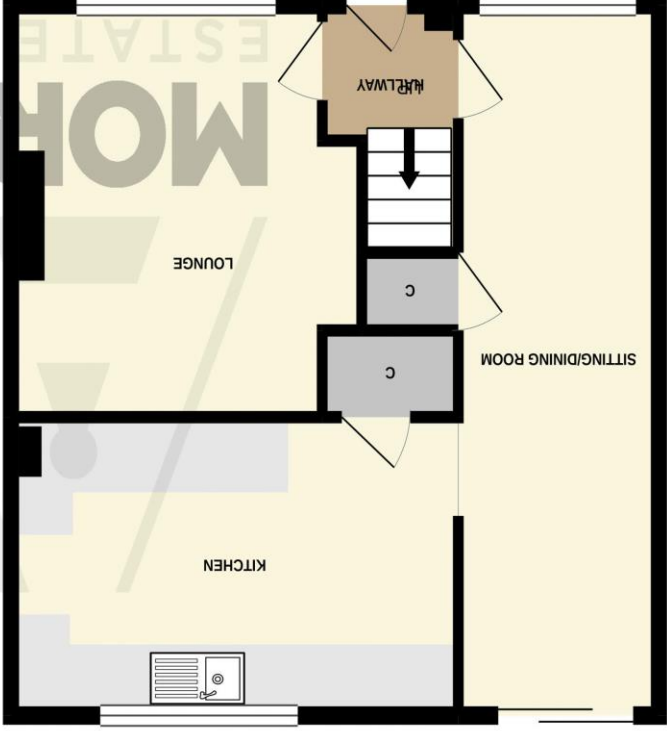
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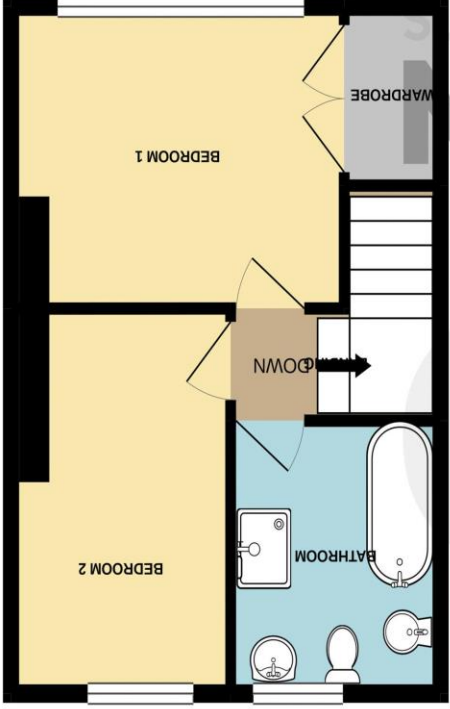
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GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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